

AIG Baker Deptford LLC  
Statement of Operations  
For the Period Ended February 28, 2010

Current Period Actual	Current Period Budget	\$ Variance	% Var	Account Title	Year to Date Actual	Year To Date Budget	\$ Variance	% Var
<u>Income</u>								
\$ 63,646	\$ 0	\$ 63,646	00 %	Base Rent-Shops	\$ 127,292	\$ 0	\$ 127,292	00 %
102,867	0	102,867	00	Base rent-Anchors	205,734	0	205,734	00
(26,323)	0	(26,323)	00	Rent Adjustments-Percentage Rent	(56,008)	0	(56,008)	00
147,000	0	147,000	00	Ground leases long-term	294,000	0	294,000	00
\$ 287,190	\$ 0	\$ 287,190	00 %	Total Base Rents	\$ 571,018	\$ 0	\$ 571,018	00 %
\$ 0	\$ 0	\$ 0	00 %	Vacancy Allowance	\$ 0	\$ 0	\$ 0	00 %
81,776	0	81,776	00	Total Expense Reimbursement	155,098	0	155,098	00
0	0	0	00	Other Tenant Income	0	0	0	00
\$ 368,966	\$ 0	\$ 368,966	00 %	Total Tenant Income	\$ 726,116	\$ 0	\$ 726,116	00 %
\$ 0	\$ 0	\$ 0	00 %	Other Income	\$ 954	\$ 0	\$ 954	00 %
\$ 368,966	\$ 0	\$ 368,966	00 %	Total Income	\$ 727,070	\$ 0	\$ 727,070	00 %
<u>Expenses</u>								
\$ 0	\$ 0	\$ 0	00 %	Landscaping	\$ 1,984	\$ 0	\$ (1,984)	00 %
0	0	0	00	Parking lot sweeping	3,977	0	(3,977)	00
0	0	0	00	Parking lot repairs/maint.	221	0	(221)	00
1,669	0	(1,669)	00	Trash removal	3,350	0	(3,350)	00
85	0	(85)	00	Other common area maintenance	2,313	0	(2,313)	00
0	0	0	00	Licenses fees and permits	400	0	(400)	00
65,056	0	(65,056)	00	Snow removal	111,951	0	(111,951)	00
543	0	(543)	00	Security Allocations	1,093	0	(1,093)	00
2,896	0	(2,896)	00	Electricity	5,672	0	(5,672)	00
5	0	(5)	00	Monitoring and testing	6	0	(6)	00
12,620	0	(12,620)	00	Management fees	27,622	0	(27,622)	00
\$ 82,874	\$ 0	\$ (82,874)	00 %	Total Common Area Maint	\$ 158,589	\$ 0	\$ (158,589)	00 %

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\$ 610	\$ 0	\$ (610)	00 %	Property insurance - building	\$ 1,220	\$ 0	\$ (1,220)	00 %
3,482	0	(3,482)	00	General liability insurance - build	6,963	0	(6,963)	00
4,092	0	(4,092)	00 %	Total Insurance	8,183	0	(8,183)	00 %
52,824	0	(52,824)	00 %	Real-estate taxes - land	102,091	0	(102,091)	00 %
52,824	0	(52,824)	00 %	Total Taxes	102,091	0	(102,091)	00 %
0	0	0	00 %	Structural/roof repair/maint.	89	0	(89)	00 %
44	0	(44)	00	Leasing Commissions	66	0	(66)	00
980	0	(980)	00	Salaries and wages Corporate	1,981	0	(1,981)	00
598	0	(598)	00	Other Owner Repair & Maint	1,363	0	(1,363)	00
1,327	0	(1,327)	00	Legal services admin.	9,842	0	(9,842)	00
223	0	(223)	00	Bank charges	530	0	(530)	00
3,172	0	(3,172)	00 %	Total Owners Expense	13,871	0	(13,871)	00 %
142,962	0	(142,962)	00 %	Total Operating Expense	282,734	0	(282,734)	00 %
226,004	0	511,928	00 %	Net Operating Income	444,336	0	444,336	00 %
226,004	0	226,004	00 %	Interest on mortgages payable	220,669	0	(220,669)	00 %
105,747	0	(105,747)	00 %	Total Interest Expense	220,669	0	(220,669)	00 %
27,997	0	(27,997)	00 %	Depreciation land improvements	55,993	0	(55,993)	00 %
46,195	0	(46,195)	00	Depreciation buildings	92,465	0	(92,465)	00
3,191	0	(3,191)	00	Depreciation tenant imprvemnt	6,381	0	(6,381)	00
6,722	0	(6,722)	00	Amortization-Deferred Lease Cost	13,445	0	(13,445)	00
84,105	0	(84,105)	00 %	Total Depr & Amortization	168,284	0	(168,284)	00 %
0	0	0	00 %	Gain (Loss) on sale-shopping center	0	0	0	00 %
0	0	0	00 %	Gain (Loss) on sale-outparcels	0	0	0	00 %
36,152	0	36,152	00 %	Net Income(Loss)	55,383	0	55,383	00 %

## AIG Baker Partnership

## Summarized Rent Roll

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As of: 02-28-2010

Date: 04-06-10  
Time: 3:37 pm

Property: DEP.000 Deptford Landing Shopping Cent

Unit	Tenant Name	Status	Total Sq Ft	Pct of Property	Monthly Rent	Other Mthly Charges	Total Charges	Annual Rent	Total Annual Revenue	Annual Rent Per Sq Ft	Rent Commence Date	Lease Expire Date
A-100	Five Guys Famous Burgers	OCCUPIED	2,400	.48 %	5,600	1,276	6,876	67,200	82,512	28.00	10-11-2008	10-31-2013
A-104	Great Clips	OCCUPIED	1,200	.24 %	3,400	638	4,038	40,800	48,456	34.00	04-24-2008	04-30-2013
A-106	Spa #1 Nails	SIGNED	1,200	.24 %			0		0		03-01-2010 11-02-2007	02-28-2013 11-30-2012
A-108		SIGNED	1,200	.24 %			0		0		08-28-2008	08-31-2011
A-110	Cricket (Metro PCS)	OCCUPIED	1,200	.24 %	3,348	638	3,986	40,176	47,832	33.48	07-03-2008	07-31-2013
A-112		VACANT	1,200	.24 %			0		0			
A-116	America's Best Contacts	OCCUPIED	3,600	.71 %	9,300	1,914	11,214	111,600	134,568	31.00	02-06-2008	02-28-2013
A-122	T-Mobile #NTE003167	OCCUPIED	2,400	.48 %	7,000	1,346	8,346	84,000	100,152	35.00	02-21-2009	02-28-2019
Anc A	Wal-Mart #3422 (Deptford, NJ)	OCCUPIED	220,317	43.63 %	80,667	0	80,667	968,000	968,000	4.39	10-29-2007	10-28-2027
Anc B	H H Gregg	VACANT	30,742	6.09 %			0		0		03-15-2010	03-31-2020
Anc C	Michaels #7809	OCCUPIED	23,898	4.73 %	28,379	2,987	31,366	340,547	376,394	14.25	09-17-2008	09-30-2018
Anc D	Office Max #1483	OCCUPIED	20,014	3.96 %	33,357	0	33,357	400,280	400,280	20.00	12-27-2007	01-31-2018
Anc E	PetSmart	OCCUPIED	24,679	4.89 %	41,132	3,085	44,217	493,580	530,599	20.00	10-01-2007	
Anc F	Sam's Club #6670	OCCUPIED	140,029	27.73 %	53,833	0	53,833	646,000	646,000	4.61	10-29-2007	10-28-2027
PA-101	Deptford Family Dental	OCCUPIED	3,200	.63 %	9,333	1,701	11,035	112,000	132,416	35.00	03-16-2009	03-31-2019
PA-103	We R Wireless	OCCUPIED	1,750	.35 %	3,646	930	4,576	43,750	54,915	25.00	06-01-2009	05-31-2014
PA-104	GameStop #6010	OCCUPIED	1,750	.35 %	5,104	875	5,979	61,250	71,750	35.00	12-11-2008	01-31-2014
Pad B		VACANT	7,000	1.39 %			0		0			
Pad D	Jard-The Gallery c Jewl-2475	OCCUPIED	5,996	1.19 %	12,500	3,563	16,063	150,000	192,751	25.02	10-23-2007	01-31-2028
PC-101		SIGNED	4,500	.89 %			0		0		10-02-2009	
PC-104		VACANT	2,500	.50 %			0		0			

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Property: DEP.000 Deptford Landing Shopping Cent

<u>Unit</u>	<u>Tenant Name</u>	<u>Status</u>	<u>Total Sq Ft</u>	<u>Pct of Property</u>	<u>Monthly Rent</u>	<u>Other Mthly Charges</u>	<u>Total Charges</u>	<u>Annual Rent</u>	<u>Total Annual Revenue</u>	<u>Annual Rent Per Sq Ft</u>	<u>Rent Commence Date</u>	<u>Lease Expire Date</u>
PE-101	The Mattress Factory	OCCUPIED	4,150	.02 %	13,315	2,293	15,607	159,775	187,290	38.50	02-16-2009	02-28-2019
Property DEP.000 Summary Totals:			504,925		309,913	21,246	331,160	3,718,958	3,973,914	383.25		

Total Occupied Sq Ft (Total):	456,583	90.43 %
Total Vacant Sq Ft (Total):	48,342	9.57 %
Total Sq Ft (Total):	504,925	100.00 %

Total Monthly Rent For Occupied Units:	309,913
Total Other Monthly Charges For Occupied Units:	21,246
Total Monthly Charges	331,160